



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, April 17, 2015

HEARING OFFICER: MATT JANSSEN

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. Hearing to consider a request by **BLACKS HATCHERY & TURKEY FARMS INC**, for a Minor Use Permit (DRC2014-00083) to allow the construction and operation of an unmanned wireless communications facility consisting of one (1) panel antenna with two (2) remote radio units (RRUs), one (1) raycap, one (1) equipment cabinet, and one (1) GPS antenna. The panel antenna will be mounted at a height of 22' above ground level and the GPS antenna will be mounted on eaves at a height of 18' above ground level, on an existing motel building at the Castle Inn. A 7' x 5'6" equipment license area will be located on the east side of the site and will store one (1) new prefabricated equipment cabinet on a new concrete pad. The proposed project is within the Recreation land use category and is located at 6620 Moonstone Beach Drive, approximately 0.6 miles southeast of Moonstone Beach Drive and CA Highway 1 intersection. The site is in the Cambria Sub Area of the North Coast Planning Area. Also to be considered is

the approval of the environmental document. A Class 3 Categorical Exemption was issued for this project.

County File Number: DRC2014-00083
Supervisory District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 022-371-010
Date Accepted: March 2, 2015
Recommendation: Approval

4. Hearing to consider a request by **BRADLEY & GINA ZANE** for a Minor Use Permit / Coastal Development Permit (DRC2014-00063) to allow for the residential addition of 132 square feet to an existing sunroom, and the redesign of an existing 121 square foot second story deck into a 171 square foot roof deck constructed above the existing sunroom and proposed addition. The proposed sunroom addition and upper deck redesign would be attached to the rear of the existing single family residence and will result in the disturbance of approximately 200 square feet of a 7,000 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1737 Berwick Drive, in the community of Cambria. The site is in the North Coastal planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2014-00063
Supervisory District: 2
Project Manager: Cody Scheel

Assessor Parcel Number: 023-143-040
Date Accepted: March 5, 2015
Recommendation: Approval

5. Hearing to consider a request by **CALTRANS** to amend a previously approved Minor Use Permit/Coastal Development Permit (D010029P) to accommodate the demolition of two single family residences authorized under D010029P, and to recognize the development of the relocated State Route 1 and associated improvements as approved by the California Coastal Commission (CDP 3-13-012). The project is located at 255 and 270 Via Piedras Blancas, on the east side of State Route 1, approximately two miles north of Piedras Blancas, approximately 8 miles north of the community of San Simeon, in the North Coast Planning Area. The potential environmental impacts associated with relocation of State Route 1 as approved by CDP 3-13-012 was addressed by a previously certified EIR (SCH# 2008031059). In accordance with the standards set forth in Public Resources Code Section 21166, the Environmental Coordinator finds that there is no substantial evidence that the project may have a significant effect on the environment beyond that documented and fully mitigated by the previously certified FEIR and no subsequent or supplemental CEQA compliance document is required.

County File Number: DRC2014-00082
Supervisory District: 2
Project Manager: Steve McMasters

APN(s): 011-231-013 & 014
Date Accepted: March 2, 2015
Recommendation: Approval

HEARING ITEMS

6. Hearing to consider a request by **WILLOW CREEK NEWCO. LLC** for a Minor Use Permit to allow for the phased expansion of an existing agricultural processing facility (olive oil and wine). Construction is proposed to include demolition and replacement of an existing 6,946 square foot (sf) barn and two new buildings (2,600 sf and 3,000 sf) that will include processing areas, tasting room, retail sales, commercial kitchen, office, and storage. The project also includes a request for 25 temporary events annually with no more than 200 guests per event and to allow for the processing of off-site olives. The applicant is requesting modifications to ordinance standards to allow adjustments to the required setbacks, and an increase to the limits of retail sales area. The project will result in the disturbance of 3.5 acres on a 120 acre parcel. The project is located on east Vineyard Road, 1 mile south of Adelaida Road (at 8530 Vineyard Drive), 7 miles west of the community of Templeton, in the Adelaida Sub planning area of the North County Planning Area. A Mitigated Negative Declaration was issued on November 26, 2014.

County File Number: DRC2013-00028
Supervisory District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 014-331-073
Date Accepted: April 22, 2014
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

NICOLE RETANA, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.